



Violet Walk, Fradley, Staffordshire



Guide price £370,000



## Key Features

- Very Well Presented Detached Family Home
- Convenient Location Between Burton on Trent & Lichfield
- Four Bedrooms
- Two Bath/Showers Rooms
- Open Plan Dining Kitchen
- Garage & Gardens
- EPC rating B
- Freehold





A well presented detached family home on this very conveniently located development set just off the A38 between Lichfield & Burton upon Trent. There are local facilities and amenities just a few hundred yards from the property together with open space and a lake. The location is just a few minutes drive to the A38, four miles from Lichfield with main line train stations and 11 miles from Burton on Trent again with main line train station.

The property itself in brief comprises: - entrance hall, cloak room, good sized lounge, open plan dining kitchen with fitted appliances, master bedroom with en-suite shower room, three further bedrooms and bathroom.

### Accommodation In Detail

Entrance door opening into

### Reception Hall

having wood effect flooring, one central heating radiator, winding staircase to first floor and understairs store cupboard.

### Cloak Room

having wc, wash basin, tiled splashback, wood effect flooring, window to front elevation and one central heating radiator.

### Lounge 4.97m x 3.53m (16.3ft x 11.6ft)

having one central heating radiator and bay window to front elevation.

### Dining Kitchen

featuring

### Kitchen Area 4.46m x 3.06m (14.6ft x 10ft)

having one central heating radiator, stainless steel sink and draining unit with mixer tap set into slate effect worktop, complementary splashback, four ring gas hob with stainless steel extractor canopy over, base cupboards and drawers including pan drawers, concealed integrated dishwasher,

fridge and freezer, matching wall mounted cupboards with under cupboard lighting, recessed ceiling lights, wood effect flooring, window to rear elevation and part glazed door to hallway.

### Dining Area 3.73m x 2.9m (12.2ft x 9.5ft)

having wood effect flooring, recessed ceiling lights and double French doors with adjacent windows opening out onto the rear garden.

### On The First Floor

### Bedroom One 4.55m x 3.04m (14.9ft x 10ft)

having one central heating radiator and bay window to front elevation.

### En-Suite

having twin sized shower cubicle, wc, wash basin with tiled surrounds, tiled floor, ladder style radiator and recessed ceiling lights.

### Bedroom Two 2.96m x 2.86m (9.7ft x 9.4ft)

having one central heating radiator and window to front elevation.

### Bedroom Three 3.43m x 3.03m (11.3ft x 9.9ft)

having one central heating radiator and window to rear elevation.

### Bedroom Four 2.36m x 2.96m (7.7ft x 9.7ft)

having one central heating radiator and window to rear elevation.

### Bathroom

having three piece white suite comprising bath with electric shower over together with glazed shower screen, wc, wash basin, tiling to walls and floor, window to side elevation and recessed ceiling lights.





### Outside

To the front of the property is a driveway providing ample car standing and an adjacent lawned garden with established shrubs. To the rear is a detached single garage and an enclosed rear garden together with a patio and lawn.

### Services

All mains services are believed to be connected to the property.

### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

### Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

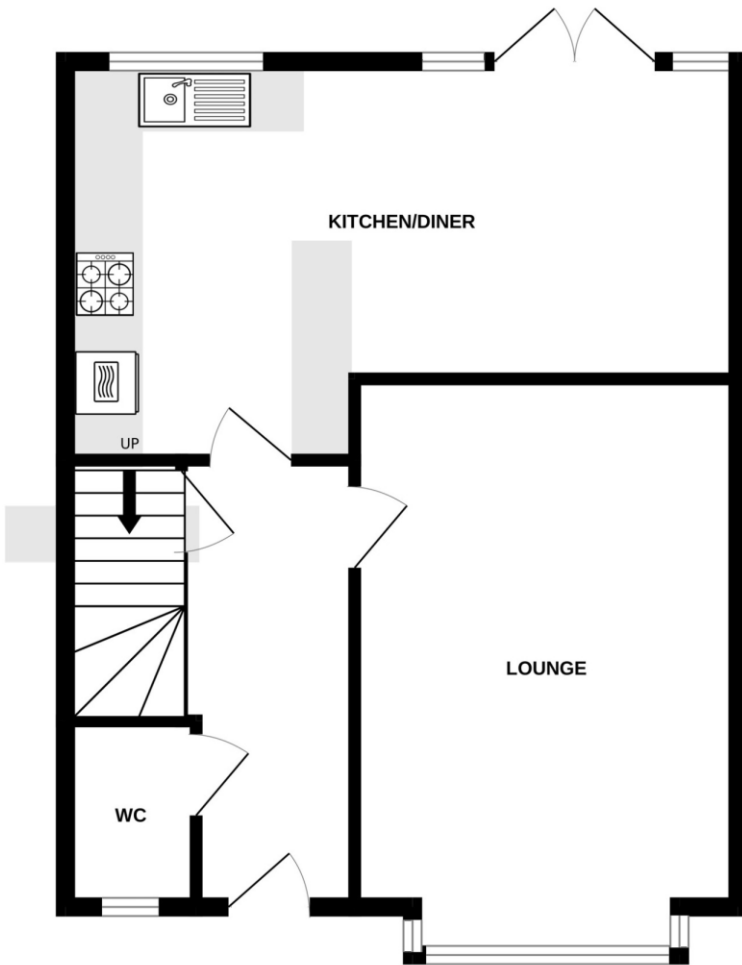
### Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

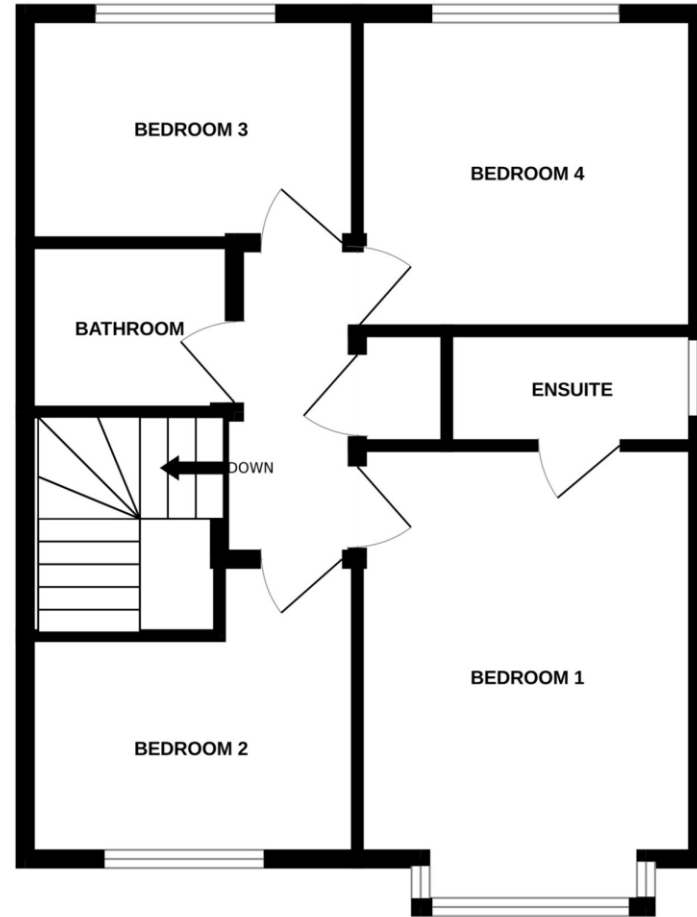




GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address:  
27 The Wood Lane